

# WESTWOOD VILLAGE BOUTIQUE/ CREATIVE OFFICE SPACE(S)



1061 GAYLEY AVE  
LOS ANGELES, CA 90024



COMMERCIAL  
ASSET GROUP

## SPACE SIZE

2ND FLOOR OFFICE SPACE:  
±3,760 SF

3RD FLOOR PENTHOUSE  
OFFICE SPACE:  
±1,295 SF

## RENTAL RATE

2ND FLOOR OFFICE SPACE:  
\$11,500, MG

3RD FLOOR PENTHOUSE  
OFFICE SPACE:  
\$4,300, MG

## PARKING

2ND FLOOR OFFICE SPACE:  
2 SPACES

3RD FLOOR PENTHOUSE  
OFFICE SPACE:  
1 SPACE

(IN ADDITION TO THE AVAILABLE  
PARKING FOR PURCHASE IN THE  
SURROUNDING AREA)

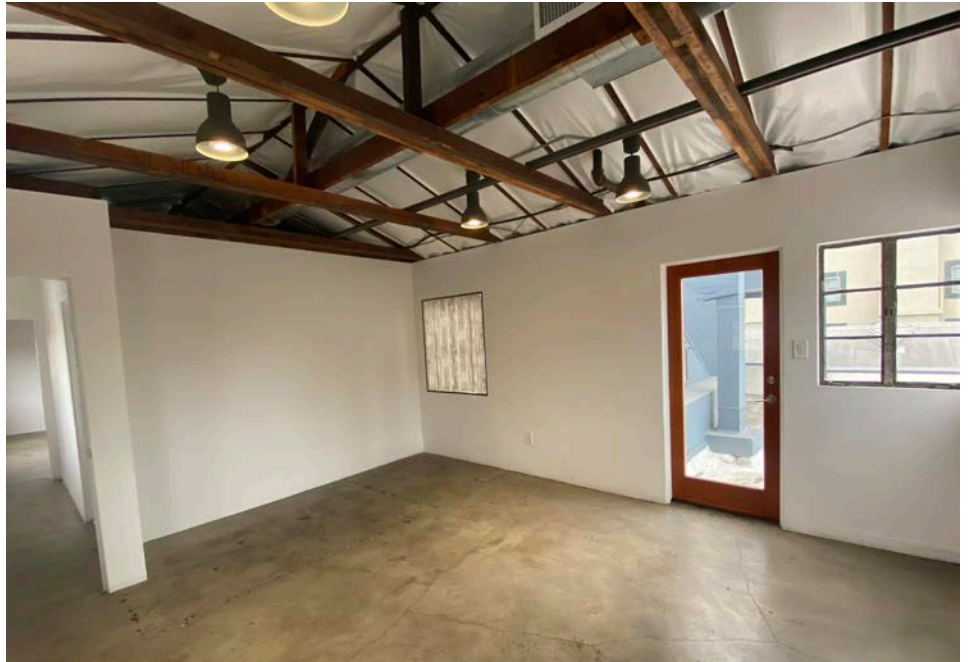
**AVAILABLE**  
IMMEDIATELY

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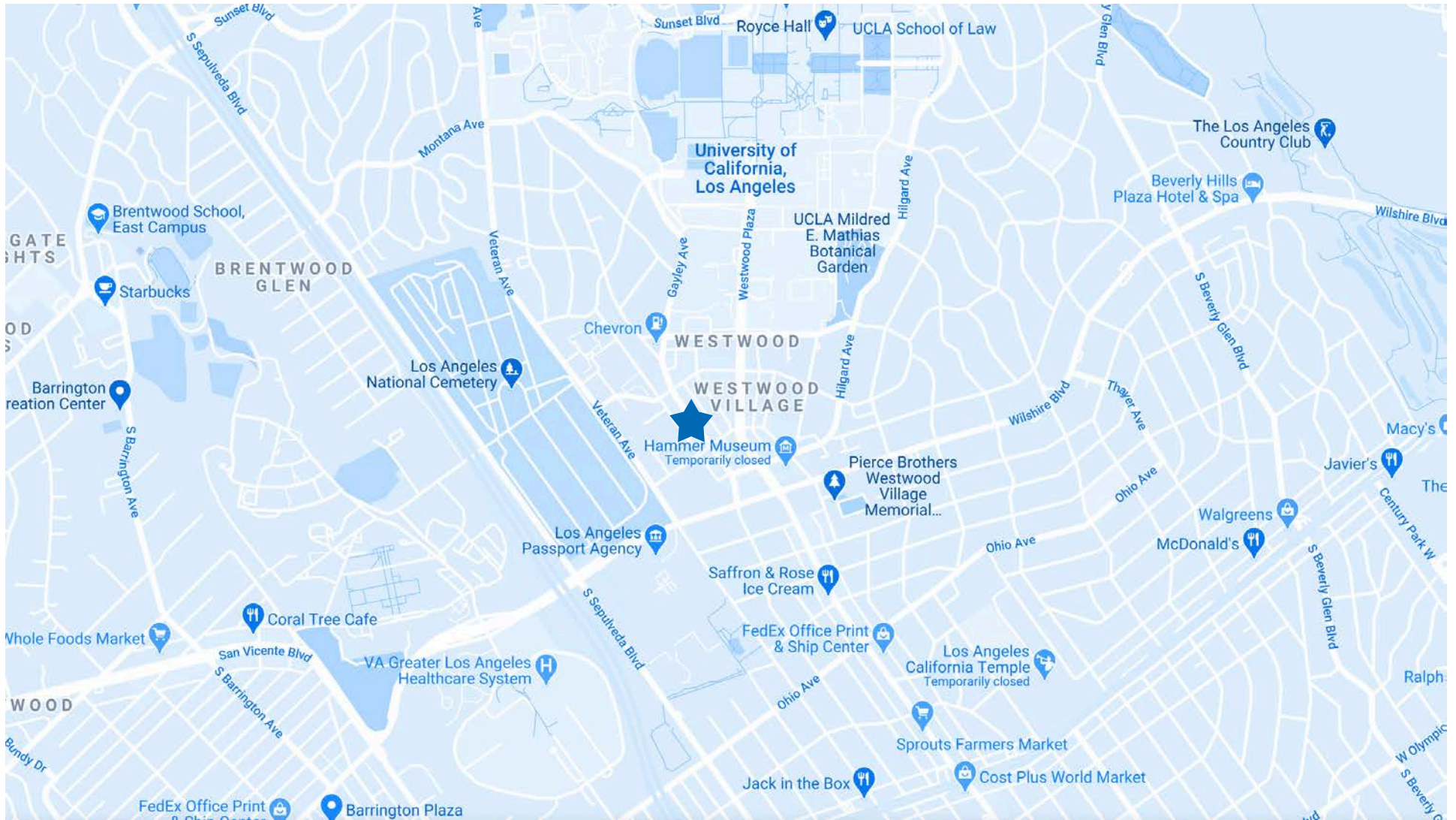
- **PRIME WESTWOOD VILLAGE LOCATION - CLOSE TO UCLA, MILLION + SQUARE FEET OF OFFICE & MULTI-MILLION DOLLAR HOMES**
- **TRULY CREATIVE SPACE - BOTH SPACES ARE BUILT OUT WITH EXPOSED CEILINGS, POLISHED CONCRETE FLOORS, GLASS OFFICES & OPEN KITCHENS**
- **PENTHOUSE HAS A FULL KITCHEN & SHOWER**
- **2ND FLOOR SPACE HAS A COVERED OUTDOOR AREA**
- **SMALL SIGNAGE OPPORTUNITY**



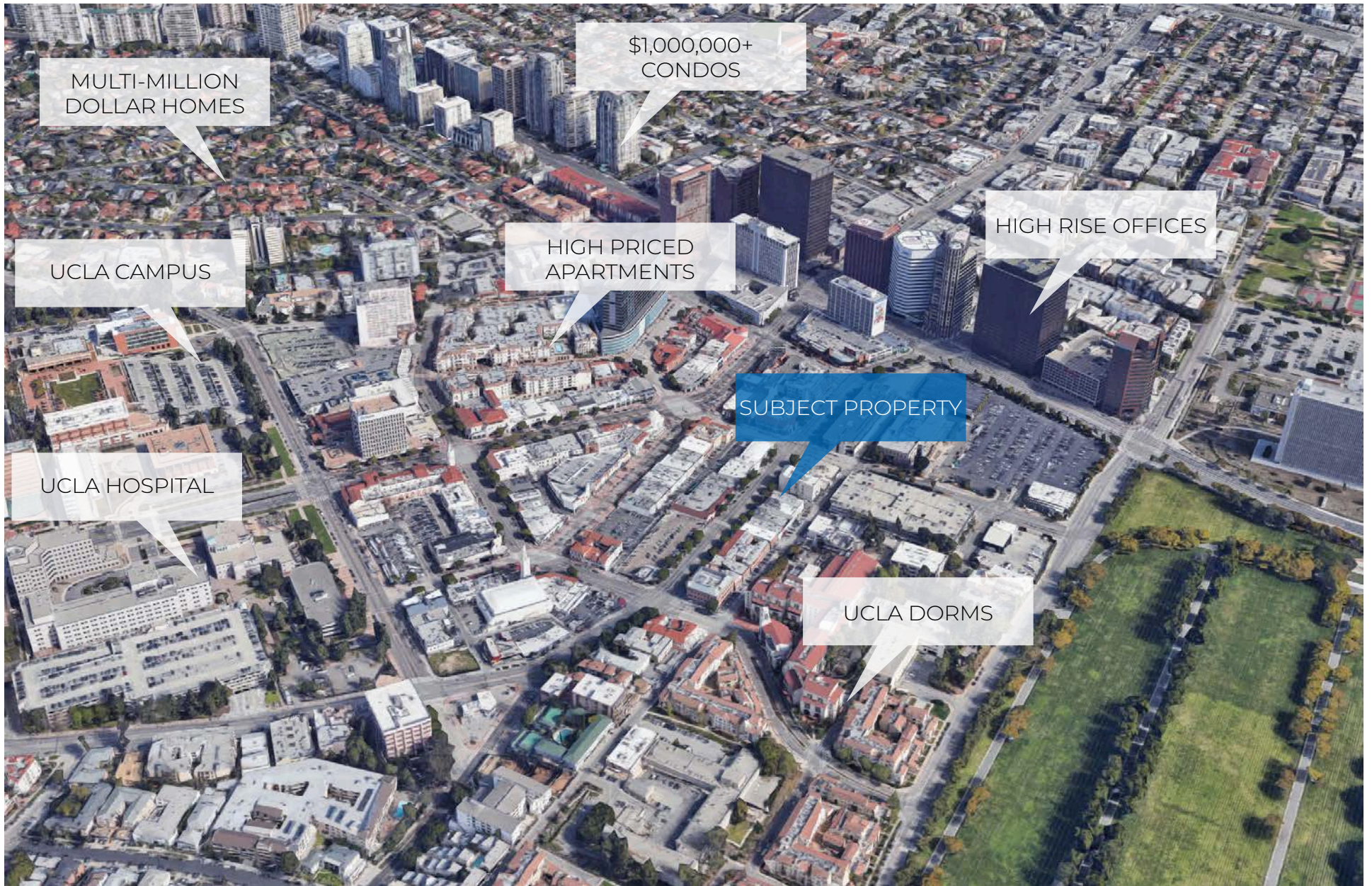
SPACE PHOTOS: 2ND FLOOR OFFICE



SPACE PHOTOS: 3RD FLOOR OFFICE



MAP



AERIAL



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